



29 Highfield Avenue, Mansfield Guide Price £280,000-£290,000 Freehold

INDIVIDUALLY DESIGNED & BUILD DETACHED BUNGALOW • WELL PRESENTED & NEUTRALLY DECORATED INTERIOR • LIGHT & AIRY LOUNGE & SPACIOUS CONSERVATORY PERFECT TO REALX IN • THREE BEDROOMS & MODERN SHOWER ROOM • WIDE PLOT TO THE FRONT OFFERING PLENTY OF PARKING AND FURTHER POTENTIAL • EPC RATING: D



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How To Find The Property

Take the A60 Woodhouse Road out of Mansfield taking a left turn into Birding Street by the local shopping precinct, continue until taking a left turn into Westdale Road then take your first right into Highfield Avenue where the property is located on the left hand side at the bottom of the cul-de-sace, clearly marked by one of our signboards.

Entrance Hall

Accessed via a UPVC double-glazed door at the front of the property, the entrance hall provides a warm welcome into this lovely home. The hall features internal doors that lead to all of the bungalow's accommodation, and there's a useful storage cupboard, perfect for keeping essentials neatly tucked away.

wc

Includes a low flush WC and a sink unit with tiled splash back, providing additional convenience for residents and guests.

Kitchen/Diner

Dimensions: 4.27m' x 3.33m (14'0' x 10'11"). The dining kitchen is both functional and inviting, offering a range of wall and base units along with ample space and plumbing for a washing machine. The work surface houses a 1½ bowl sink and drainer unit with a mixer tap, as well as a four-ring gas hob with an oven beneath and an extractor above. There's plenty of room to dine comfortably, with space for at least four people. Dual-aspect UPVC double-glazed windows flood the room with natural light, making it an ideal spot for family meals and gatherings.

Living Room

Dimensions: 6.53m max x 4.37m (21'5" max x 14'4"). This light and airy lounge is a delightful space, featuring a large UPVC double-glazed window to the rear aspect that overlooks the serene garden. The room is complemented by two central heating radiators, ensuring comfort year-round, and a charming fire centrepiece that serves as the central focal point. UPVC doors lead seamlessly into the conservatory, and the room is equipped with both TV and power points for added convenience.

Conservatory

Dimensions: 6.81m x 3.40m (22'4" x 11'2"). This spacious conservatory serves as an additional reception room, perfect for relaxation or entertaining. Fully surrounded by UPVC double-glazed windows, the conservatory offers beautiful views of the rear garden, while French doors provide direct access to the outdoors. There are ample power points, and the room is conveniently connected to both the lounge and the master bedroom.

Bedroom No 1

Dimensions: 3.84m x 3.30m (12'7" x 10'10"). A generously sized and neutrally decorated double bedroom, Bedroom One features UPVC double-glazed French doors that open directly into the conservatory, creating a seamless indoor-outdoor connection. The room also includes a central heating radiator and power points, making it a comfortable and functional space.

Bedroom No 2

Dimensions: 3.30m x 2.87m (10'10" x 9'5"). This second double bedroom continues the theme of comfort, with a UPVC doubleglazed window overlooking the rear aspect, bringing in plenty of natural light. The room is equipped with a central heating radiator and power points.

Bedroom No 3

Dimensions: 2,95m x 2.72m (9'8" x 8'11"). Bedroom Three is a wellproportioned room in our opinion that can accommodate a double bed. A UPVC double-glazed window to the front aspect ensures the room is filled with natural light, and it also includes a central heating radiator and power points, making it versatile enough to serve as a bedroom, office, or hobby room.

Shower Room

The modern shower room is well-appointed with a pedestal sink unit, complete with storage beneath and a mixer tap. The walk-in mains shower features fitted glazed shower screens, offering both style and functionality. Tiled flooring, a heated towel rail, and a UPVC doubleglazed window to the front aspect complete this contemporary space.

Outside

The property is set on a stunning plot, highlighted by a welcoming front garden with walled boundaries and a driveway offering off-road parking for several vehicles, including motorhome standing if required. There's a detached brick-built garage with an up-and-over door, power, and lighting. To the side, a lawn area presents huge potential for creating additional garage space if desired. The path leads to the main entrance door, with gated access to the rear garden. The beautifully private rear garden is an ideal oasis for relaxation and entertaining. Mostly laid to lawn, it features a raised decked patio area perfect for outdoor seating. Fenced boundaries provide privacy, while additional lawn space to the side of the property and gated access to the front driveway add to the garden's appeal.

Additional Information

Tenure: Freehold

Council Tax Band: C

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

The property also benefits from a solar panel which heats the hot water only.





